



CITY OF WINNIPEG

POPULATION, HOUSING AND
ECONOMIC FORECAST

Outline

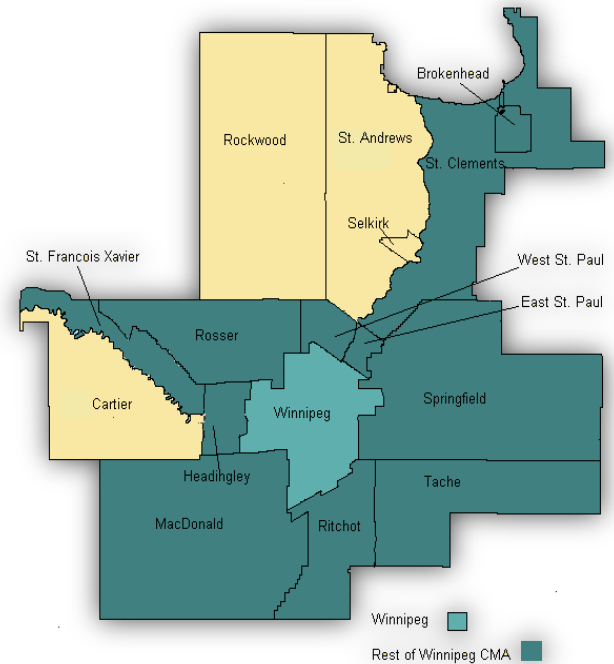
- Purpose
- Methodology
- Forecast
 - Population Forecast
 - Housing Forecast
 - Economic Forecast
- Summary

Purpose of this Presentation

- Provide reference for planning of the City of Winnipeg;
- Establish common base from which decisions can be made;
- Inform decision makers of opportunities and issues that may exist;

Methodology

- Purchase Conference Board of Canada forecast
 - Independent, evidence-based, not-for-profit
 - Dynamic general equilibrium model of Canadian macro-economy
- Analyze history, actual data
- Split apart City of Winnipeg from CMA



- *Ritcho*
- *Tache*
- *Springfield*
- *East St. Paul*
- *West St. Paul*
- *Rosser*
- *St. Francois Xavier*
- *Headingley*
- *St. Clements*
- *Brokenhead First Nation*
- *MacDonald*

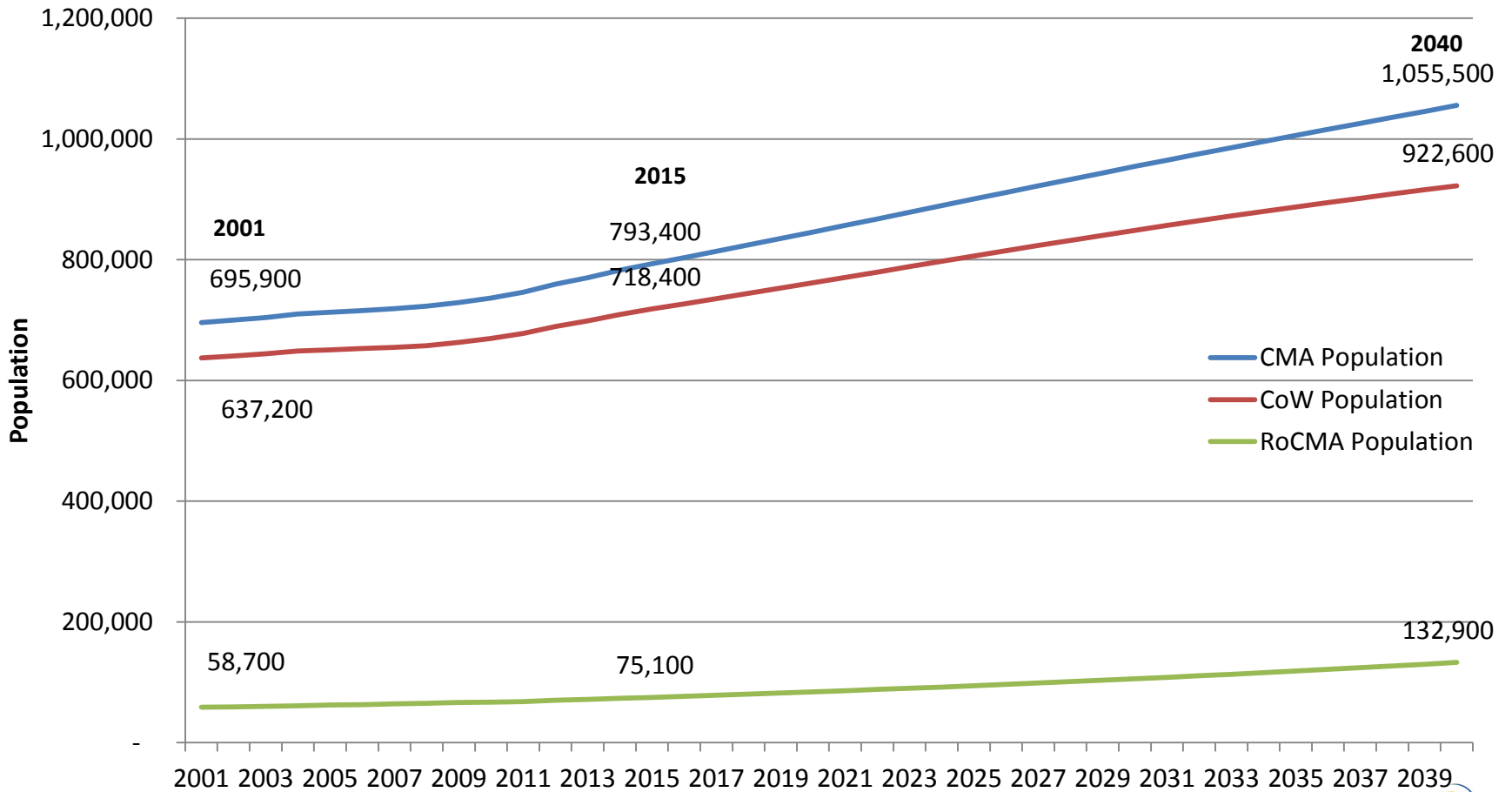


POPULATION FORECAST

Introduction

- Demography shapes both supply and demand of an economy;
- Major focus for municipal planners;
- Population growth occurs because:
 - Fertility (declining);
 - Mortality (living longer);
 - Migratory movements (largest component of population growth);

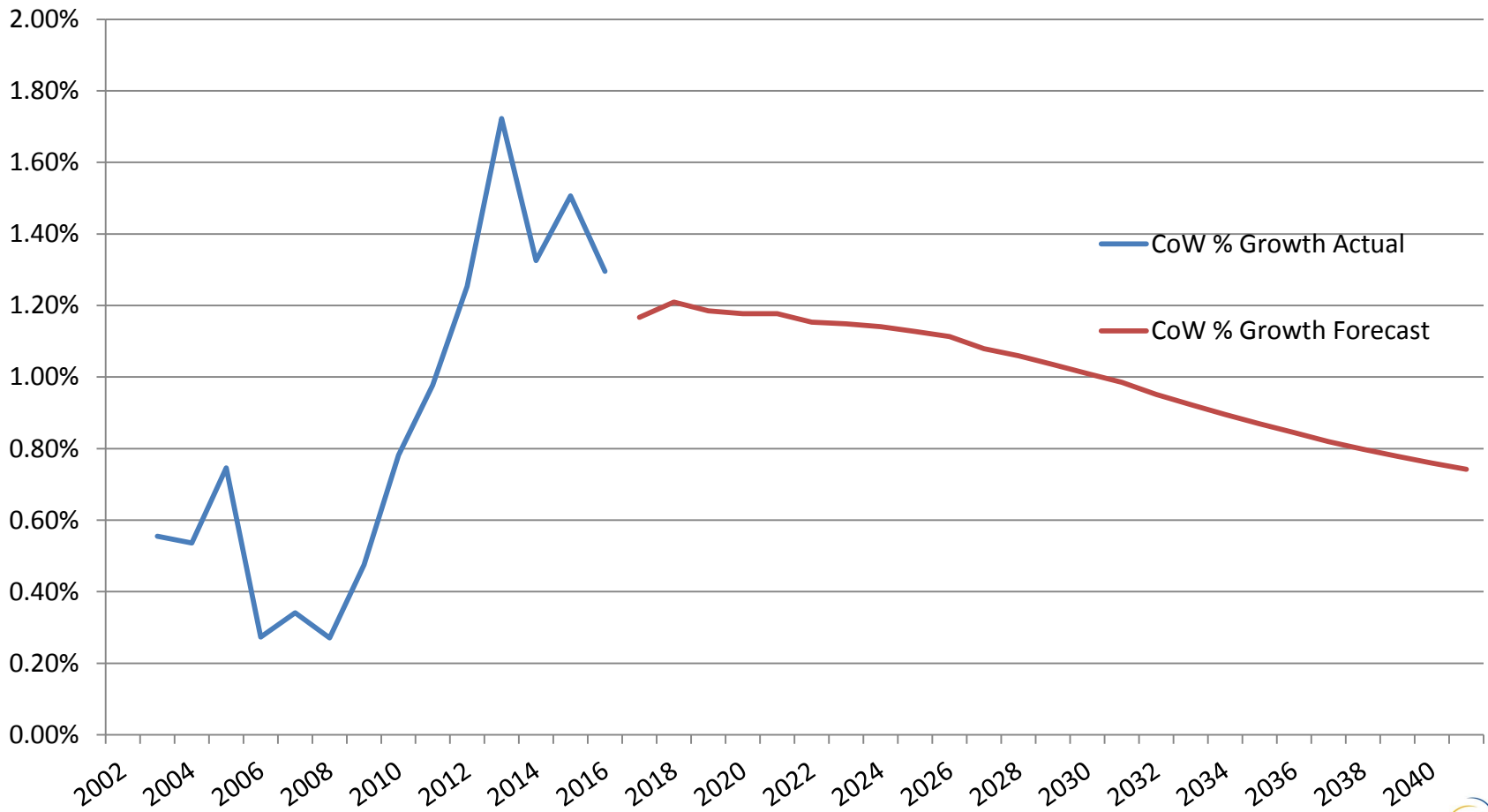
2016 Population Forecast



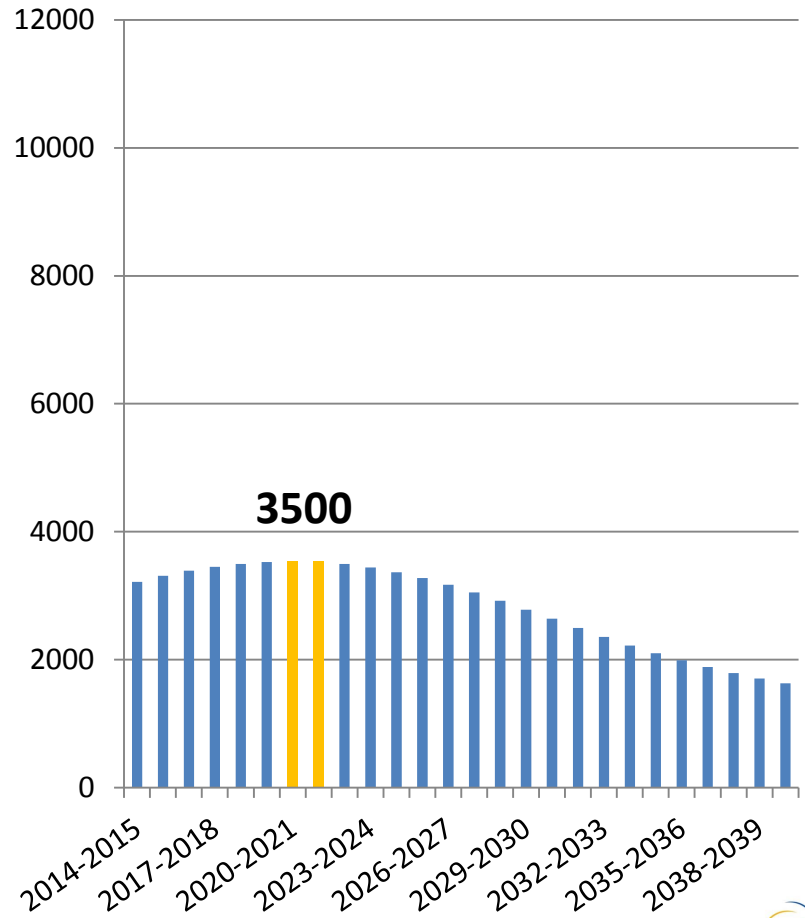
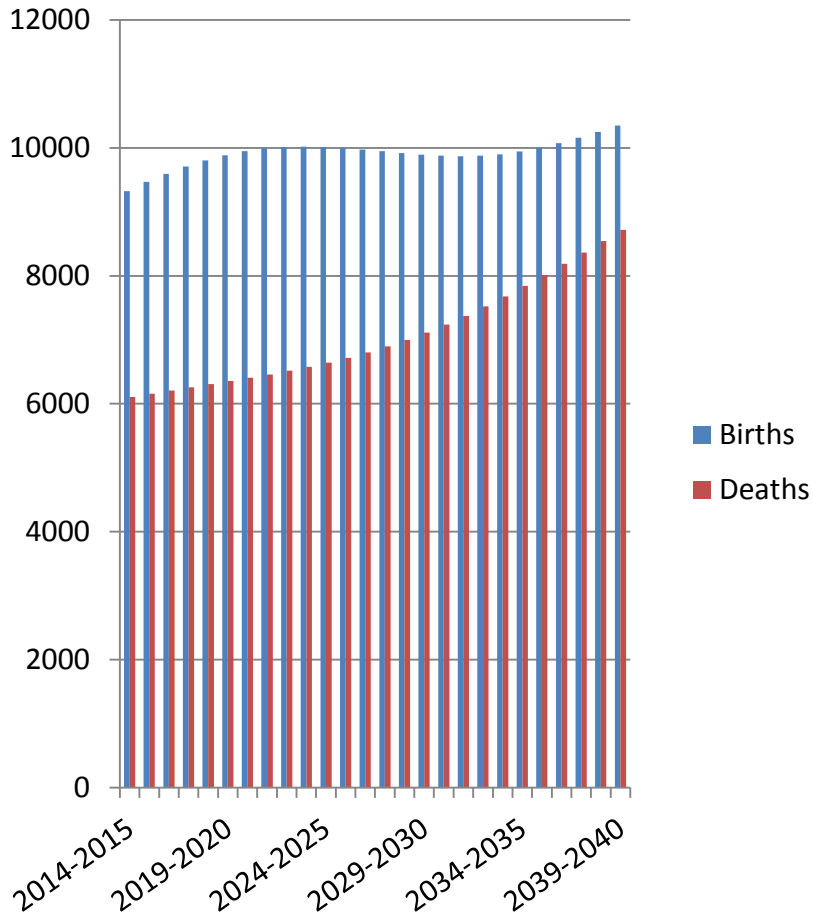
Expected Growth in Population

	Expected Population Growth	
	<i>Over Next</i>	
	10 Years (2015-2025)	25 Years (2015-2040)
Winnipeg CMA	117,900	272,900 (+33%)
City of Winnipeg	96,900	213,400 (+28%)
Rest of CMA	20,900	59,500 (+77%)

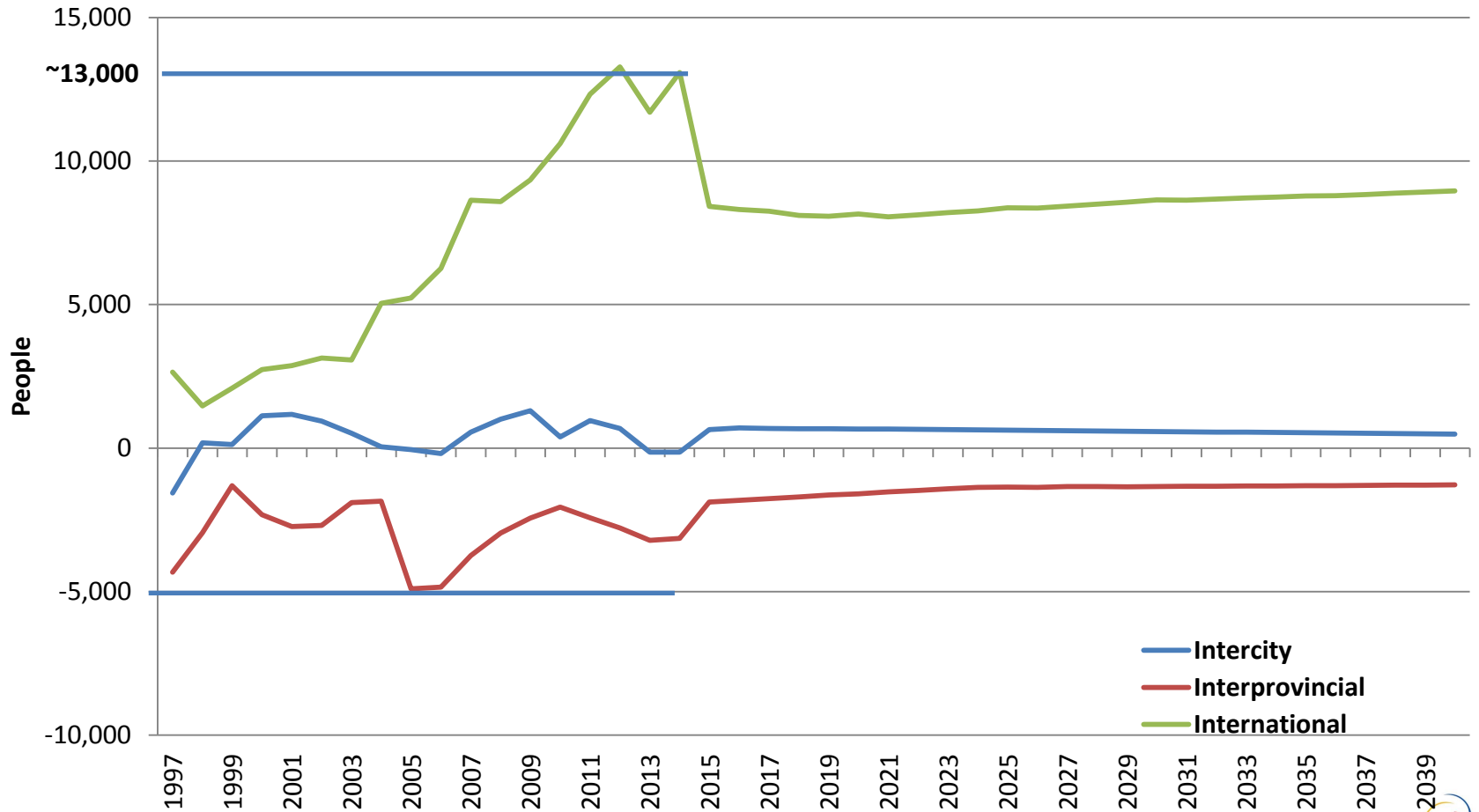
Annual Population Growth (%)



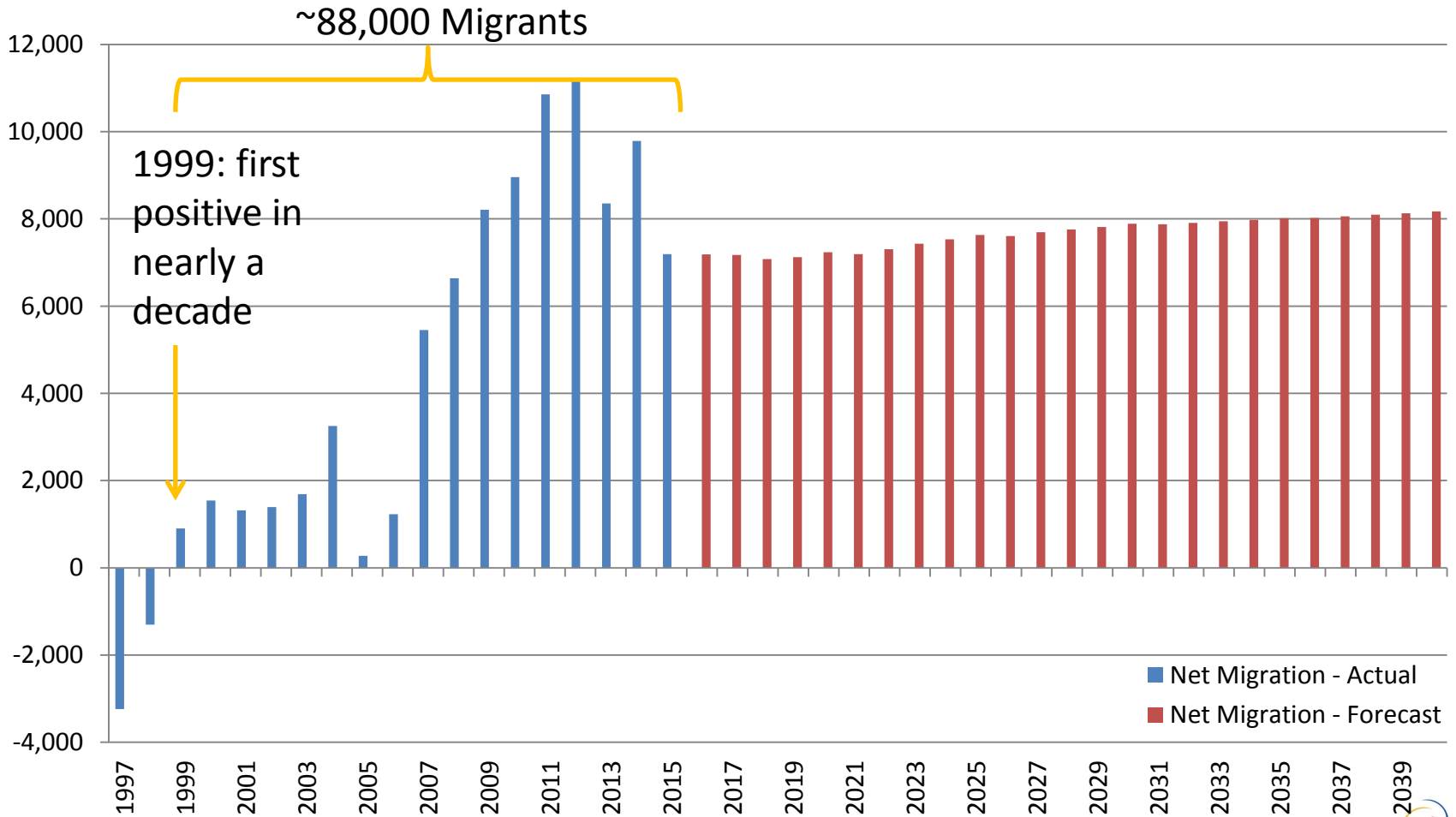
Natural Increase (CMA)



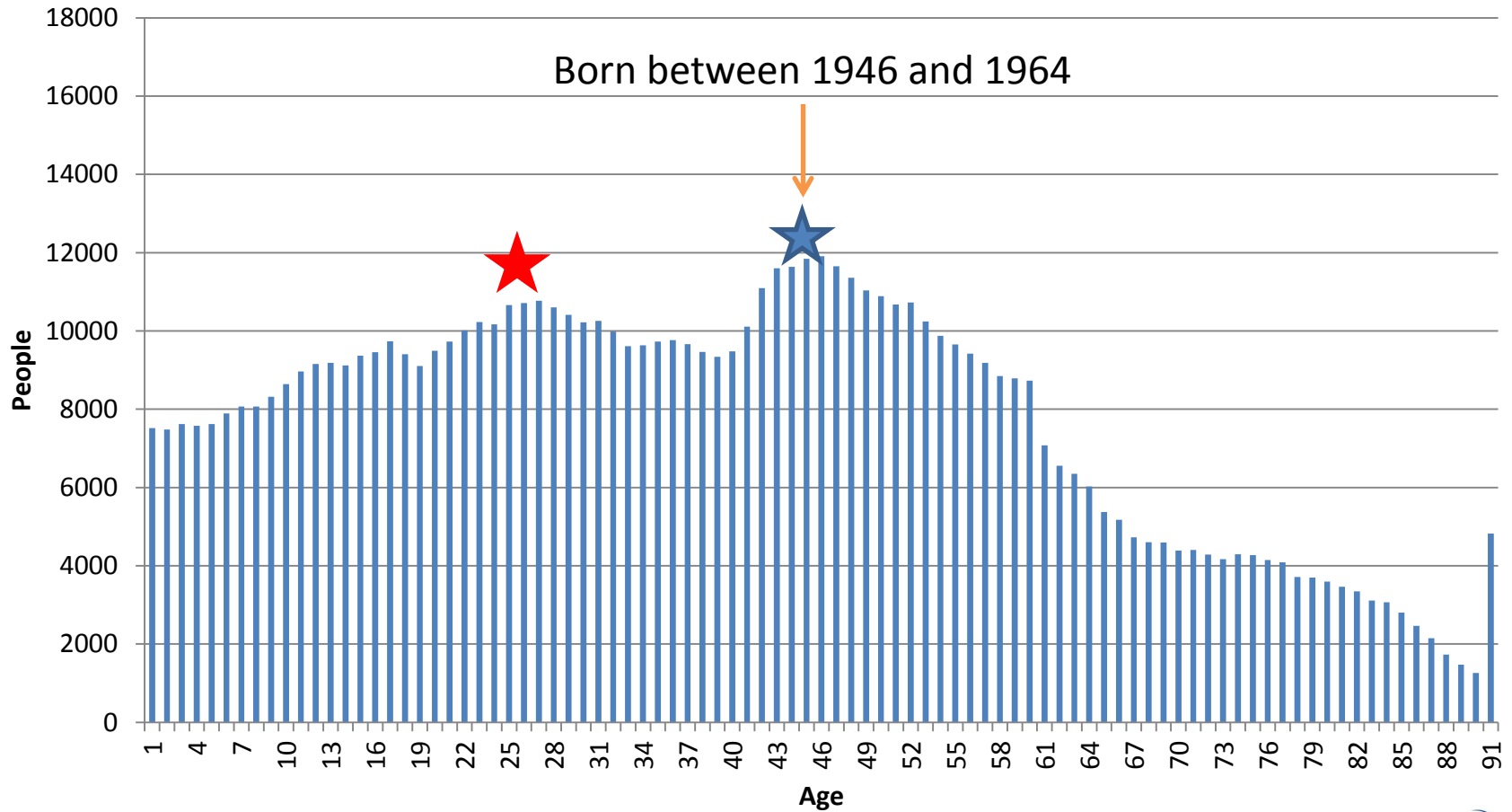
Components of Immigration



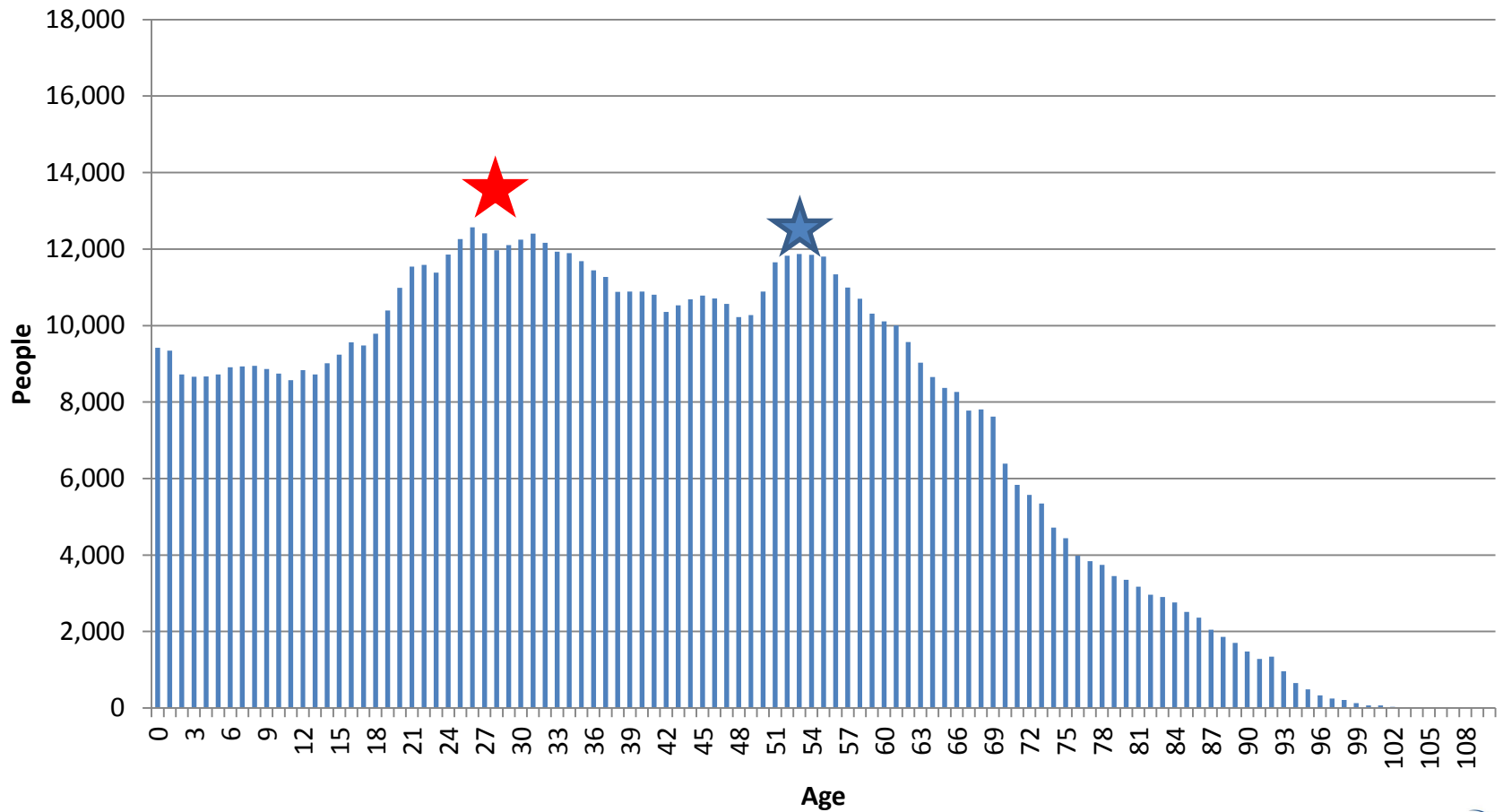
Net Migration (CMA)



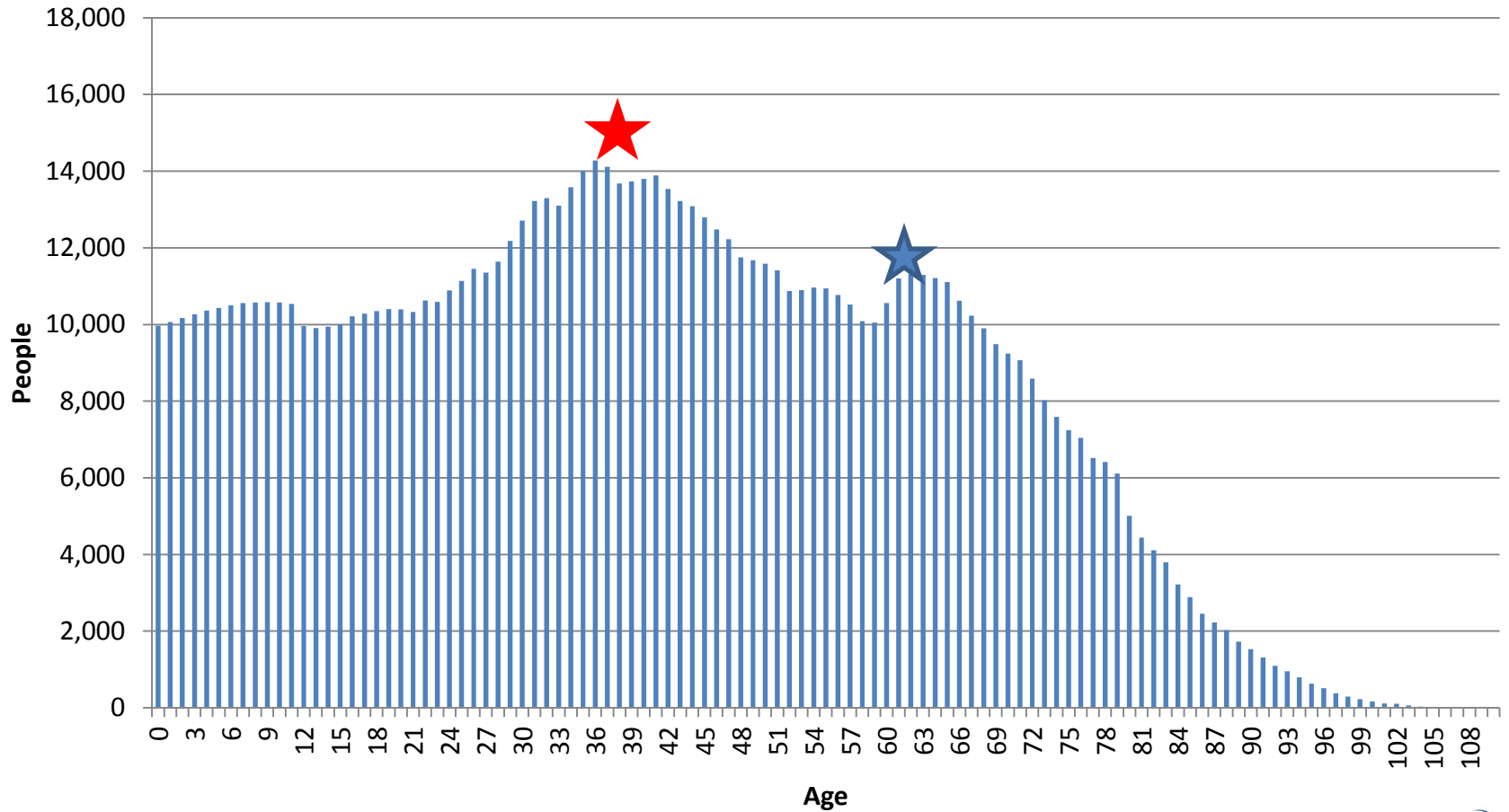
Age Structure: 2006



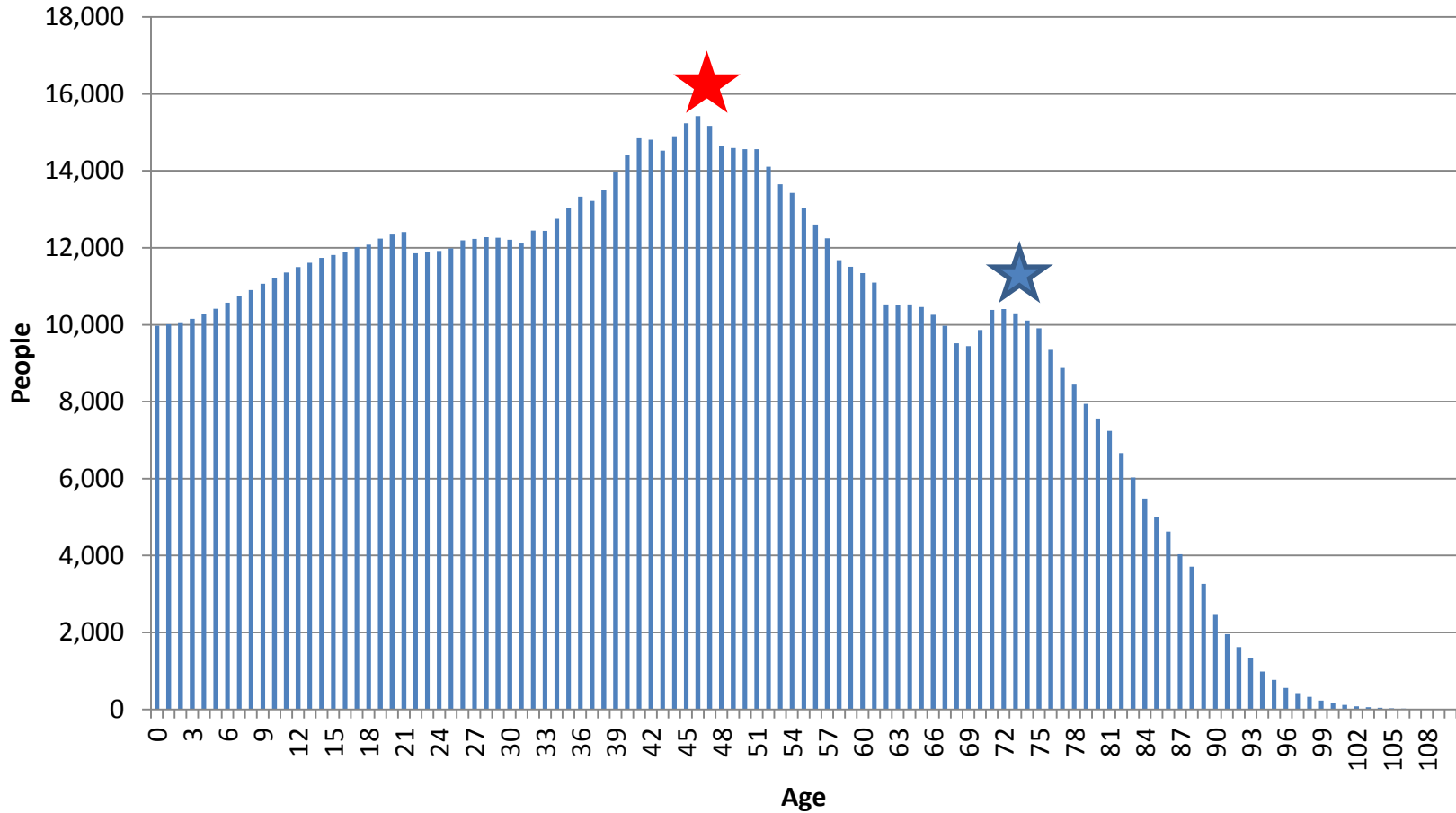
Age Structure: 2016



Age Structure: 2026

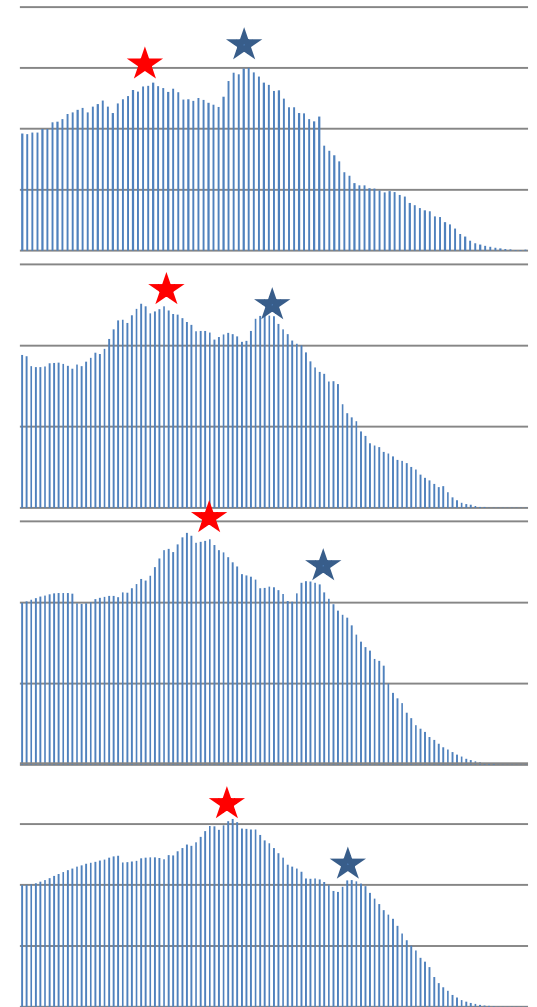


Age Structure: 2036

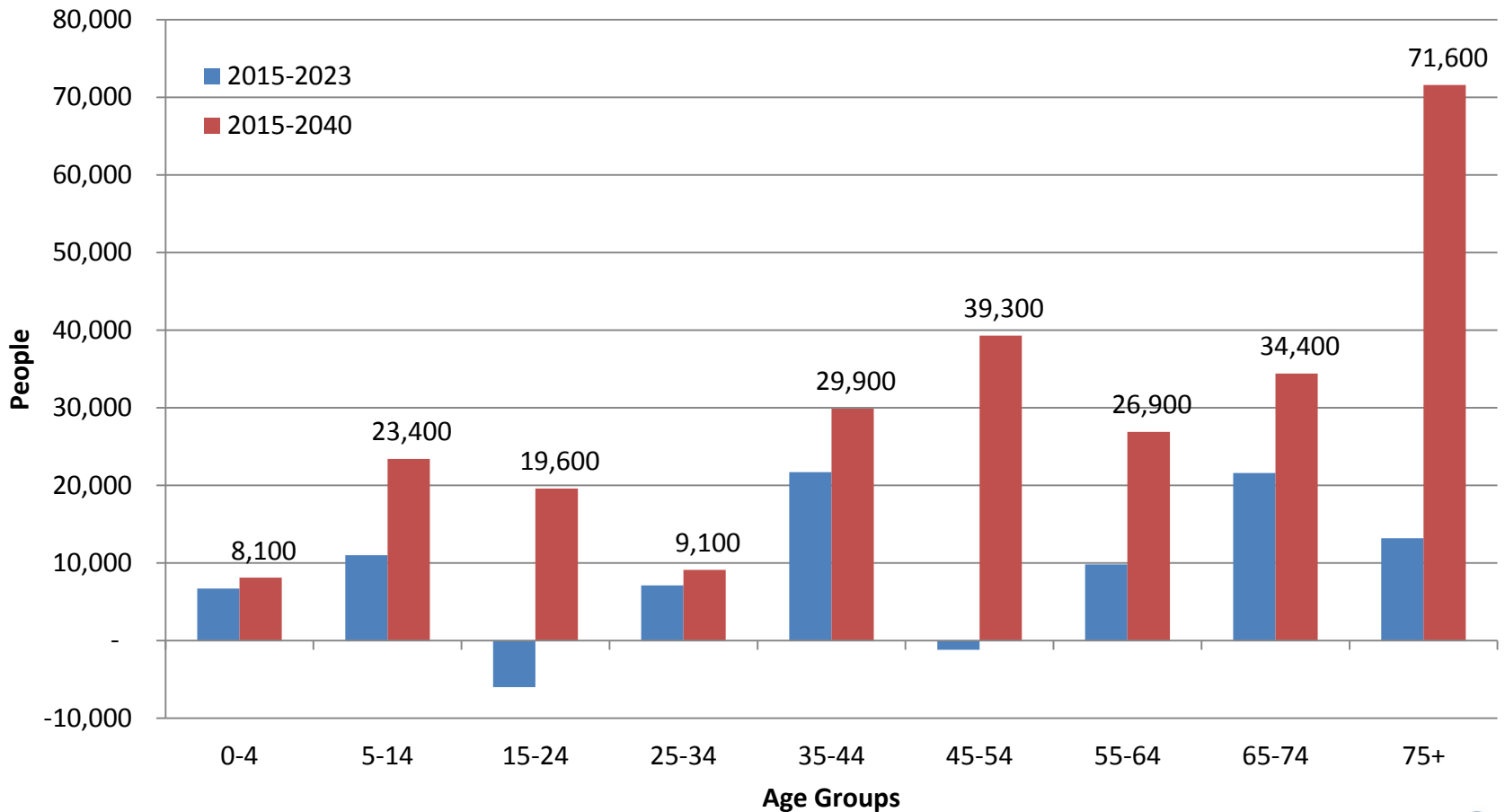


Age Group Changes

- Over the period of the forecast horizon several patterns emerge through the various age cohorts.
- Each cohort will change and not in the same way.

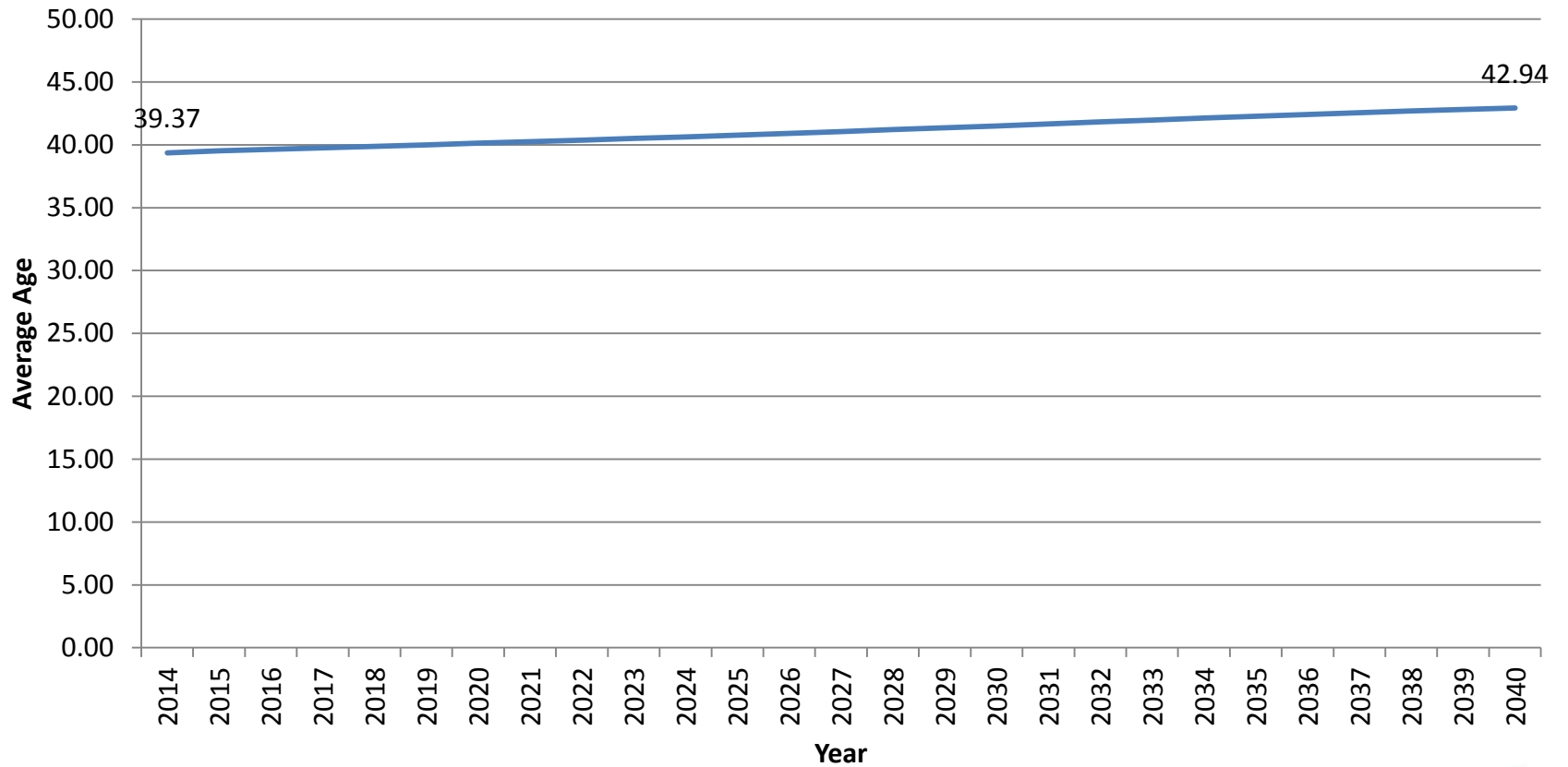


Population Growth by Age Group: 2015 to 2040



Average Age

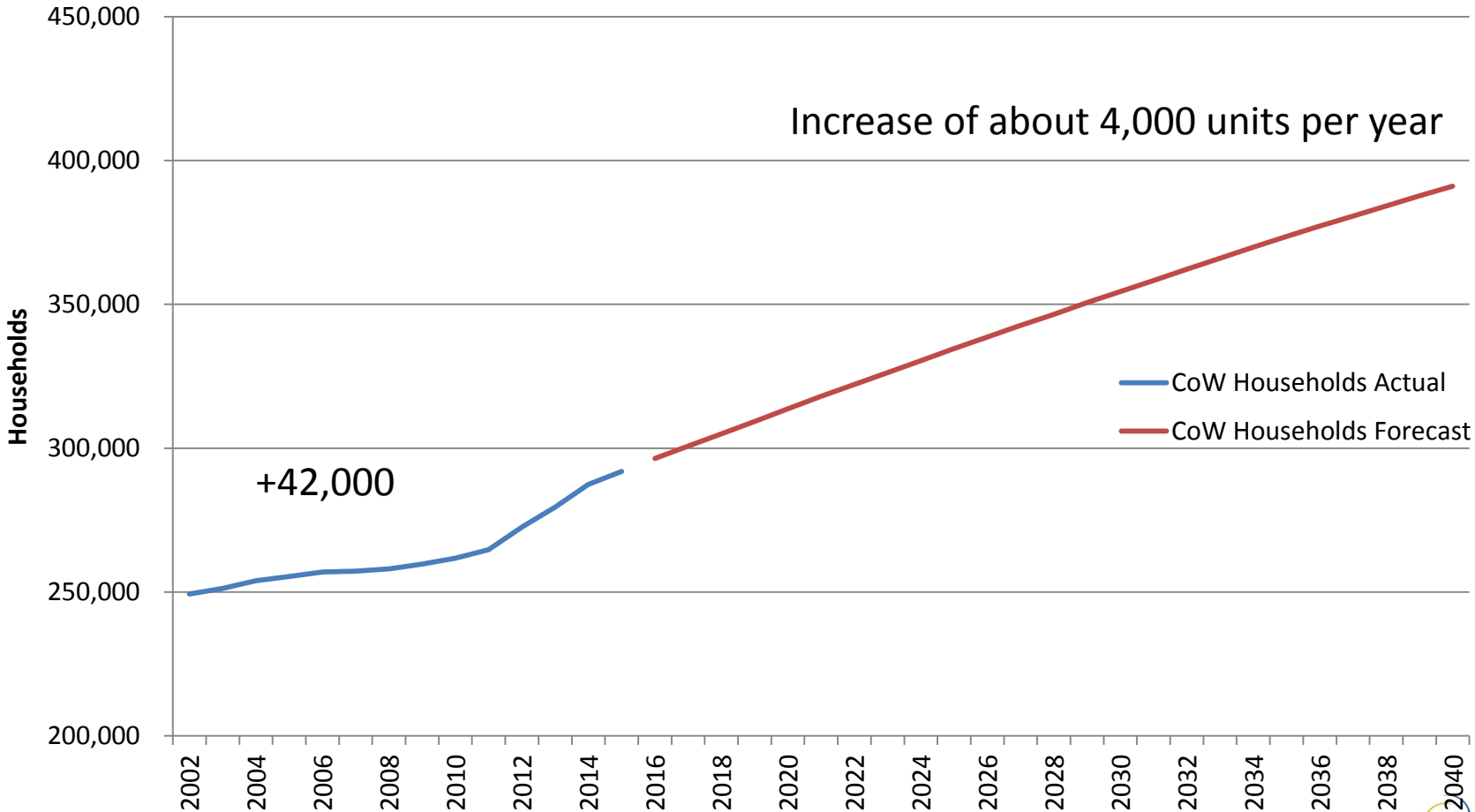
Growth of Average Age in Winnipeg CMA



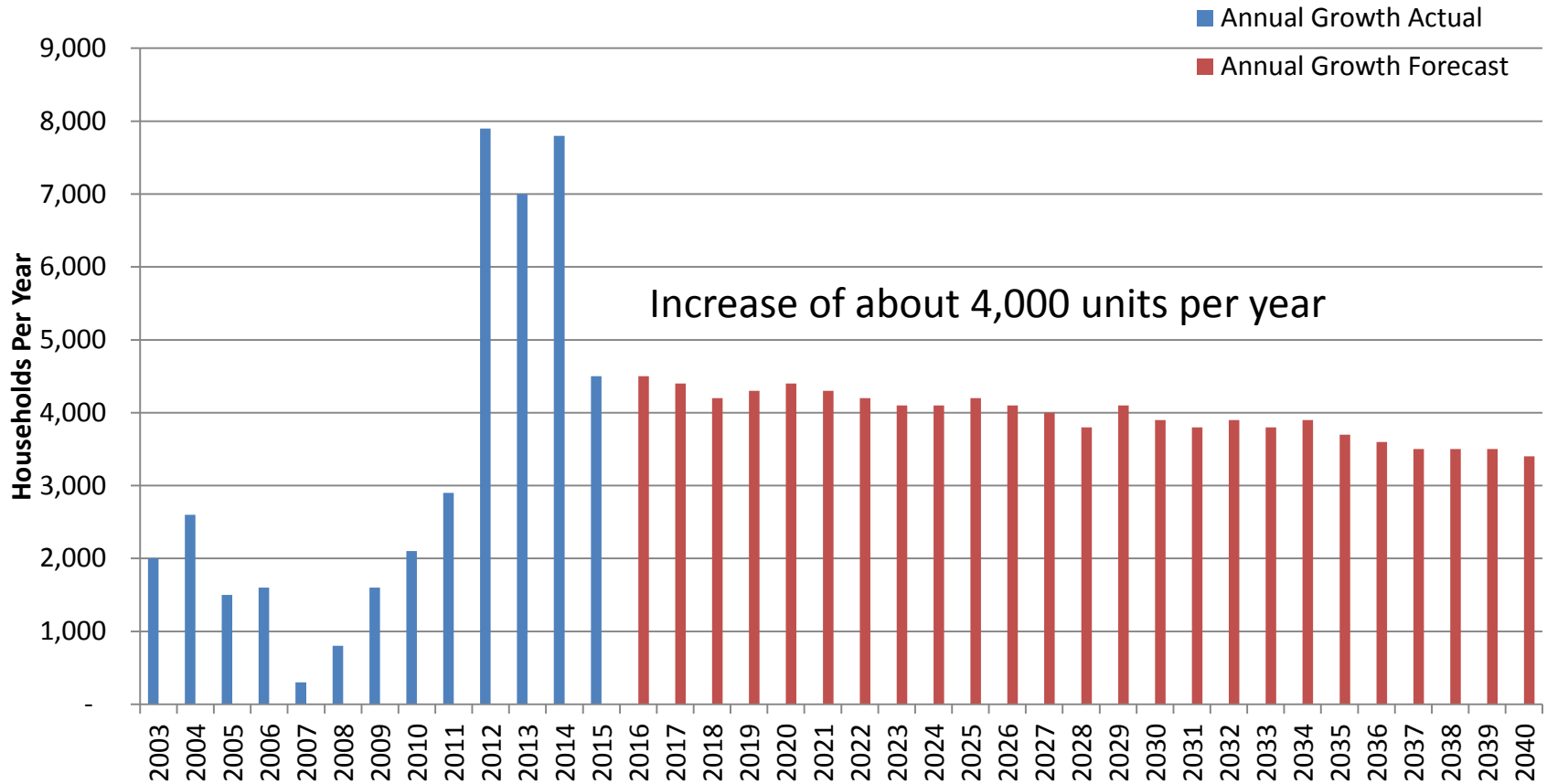


HOUSING FORECAST

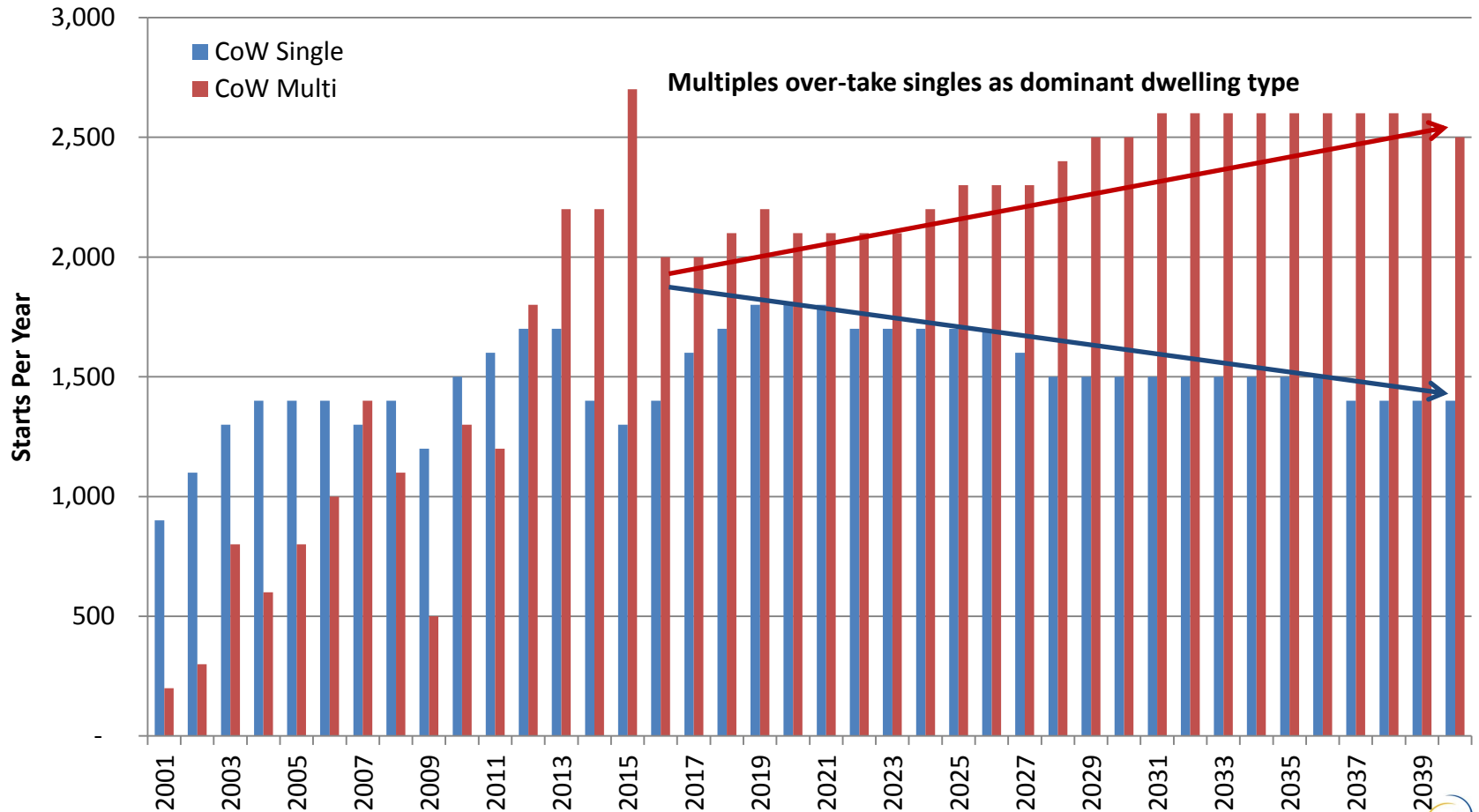
Total Households Forecast



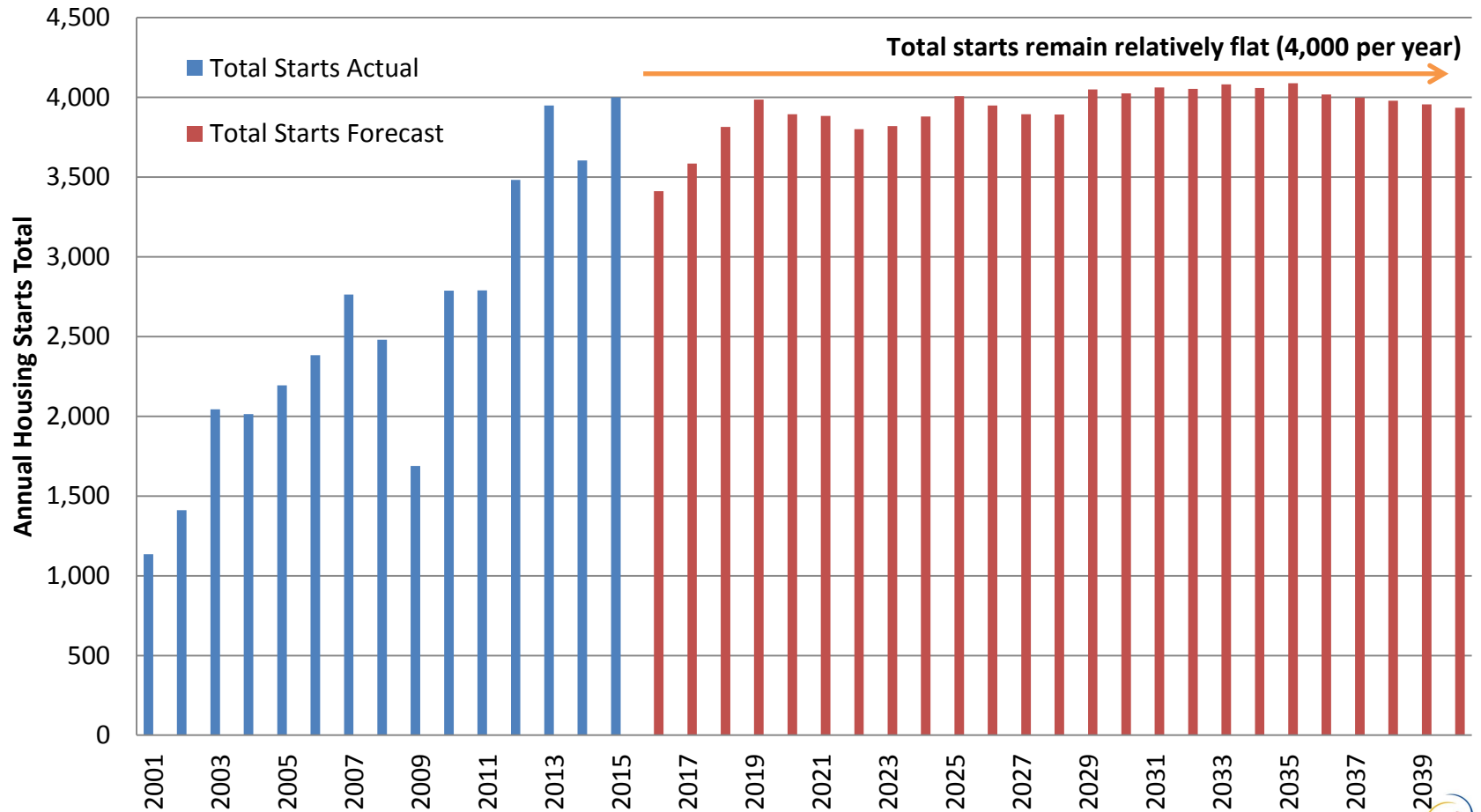
Annual Household Growth



CoW: Single and Multi Starts



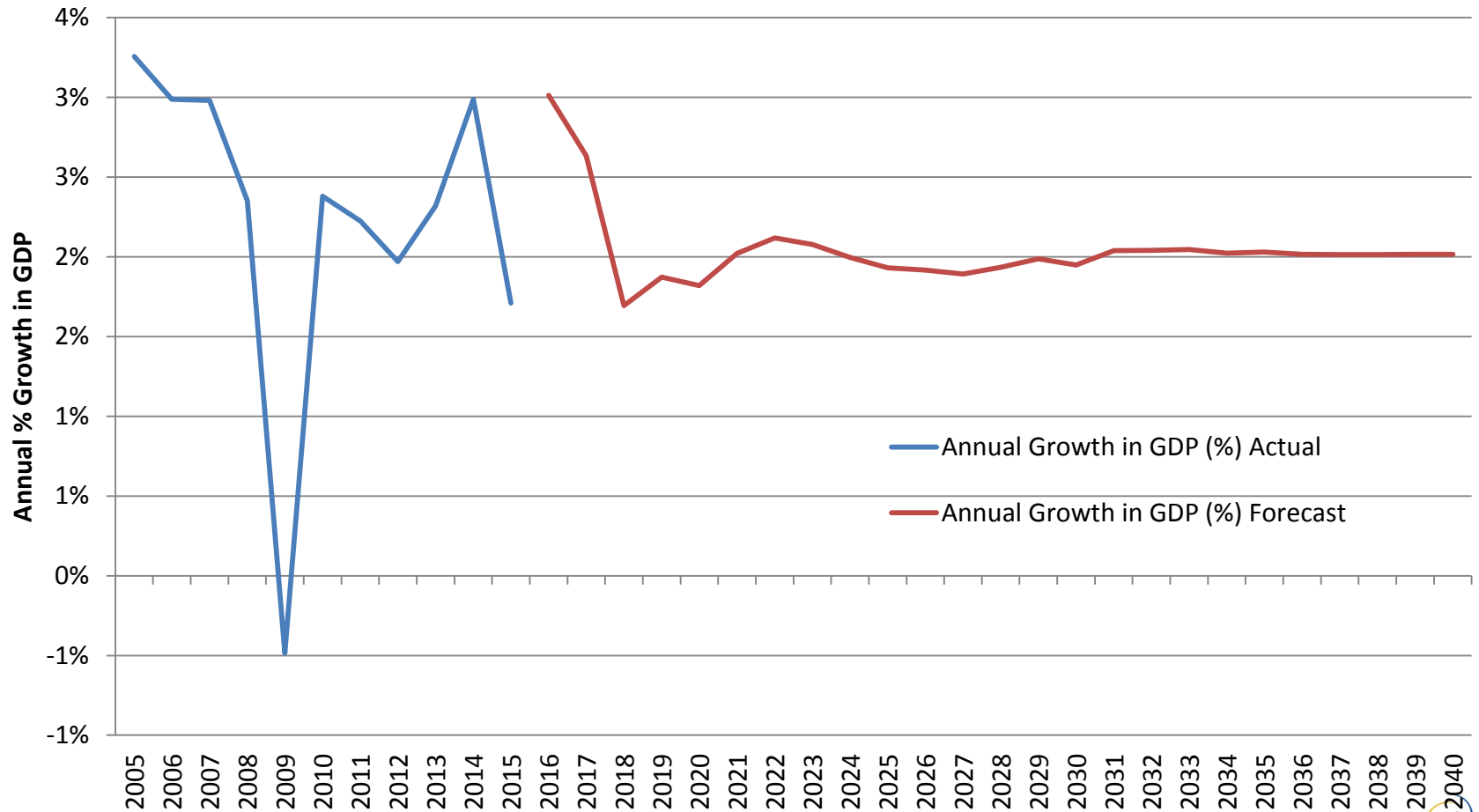
Total Annual Starts



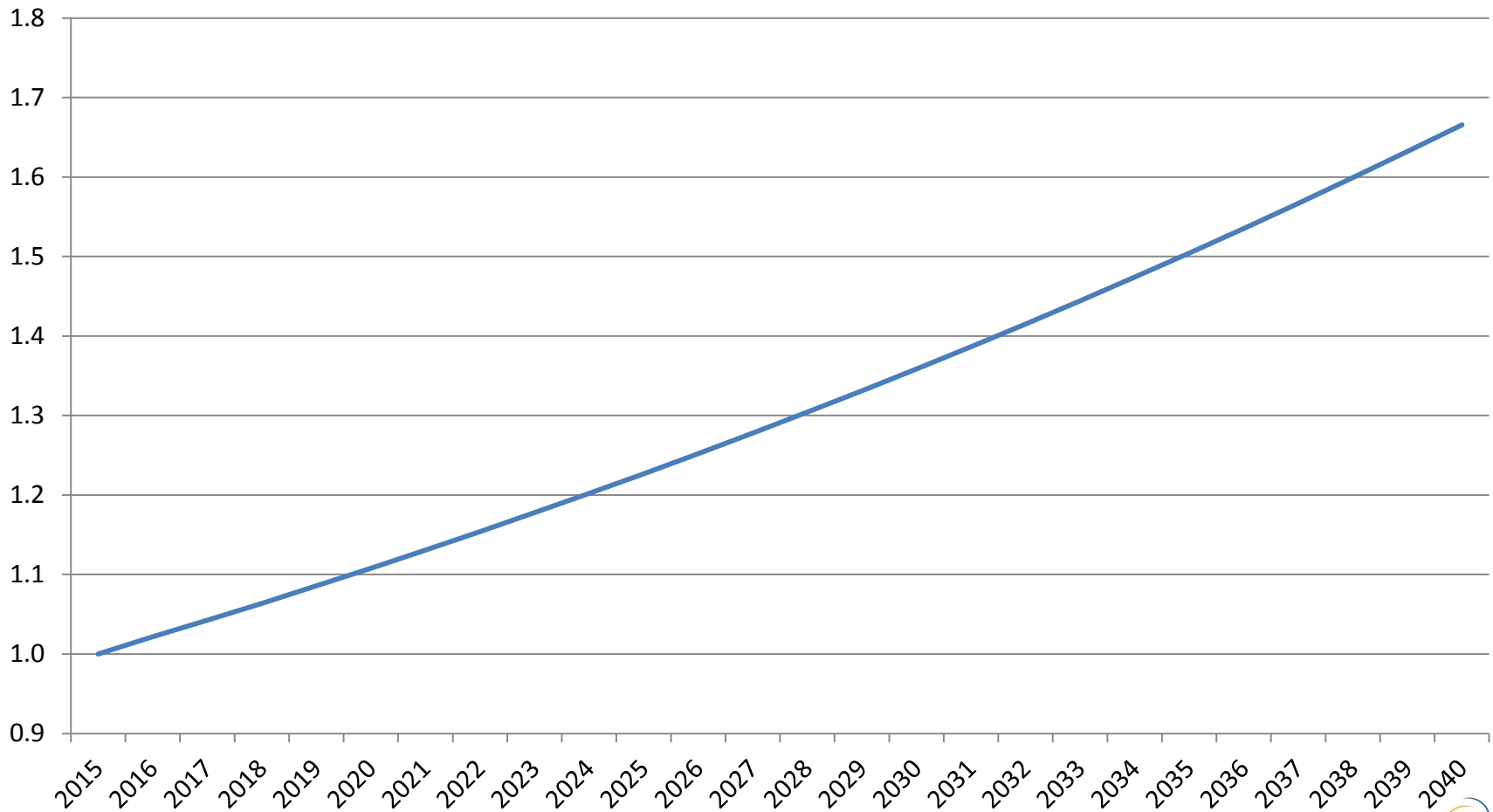


ECONOMIC FORECAST

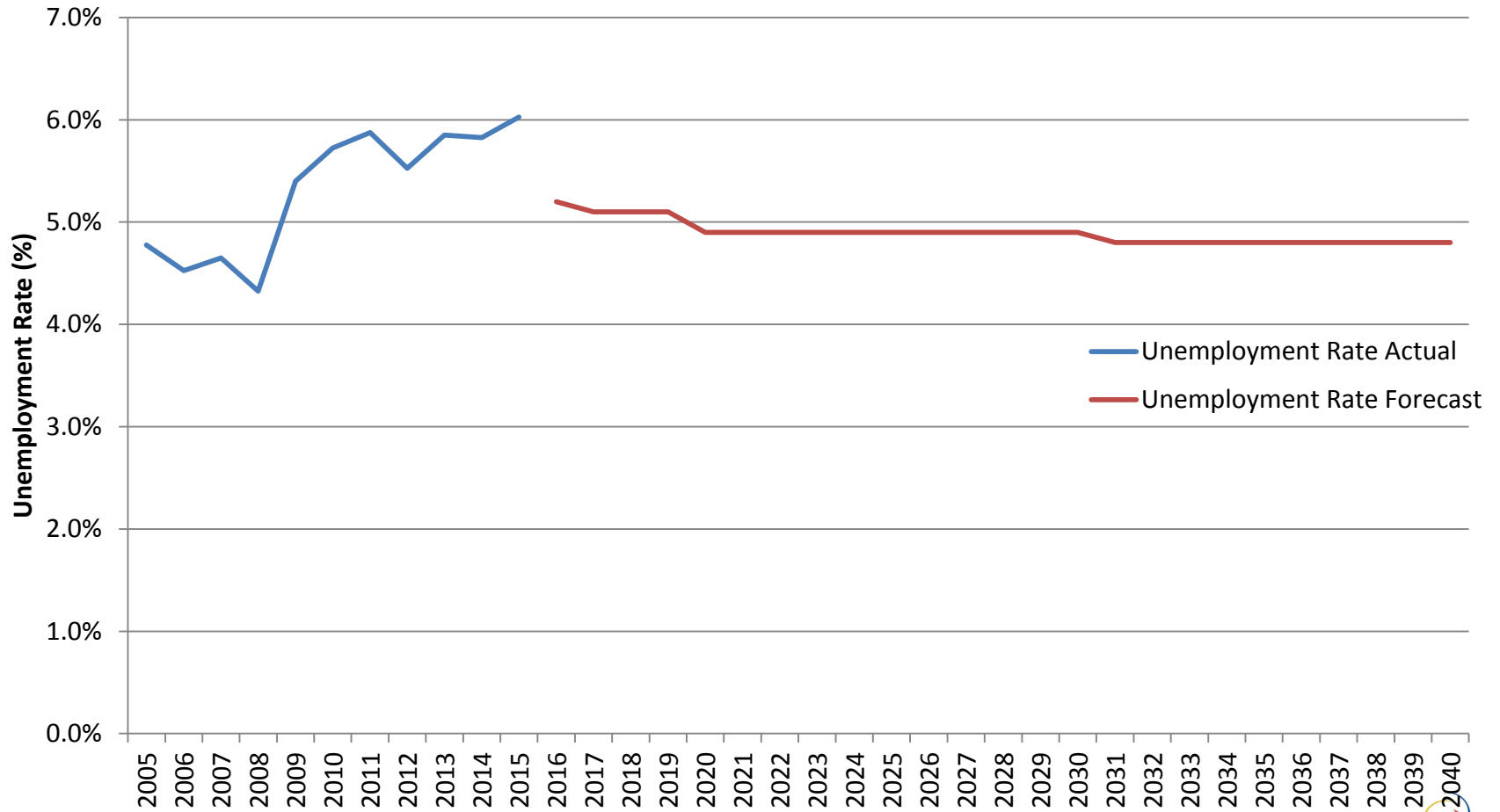
Annual Growth in Real GDP (%)



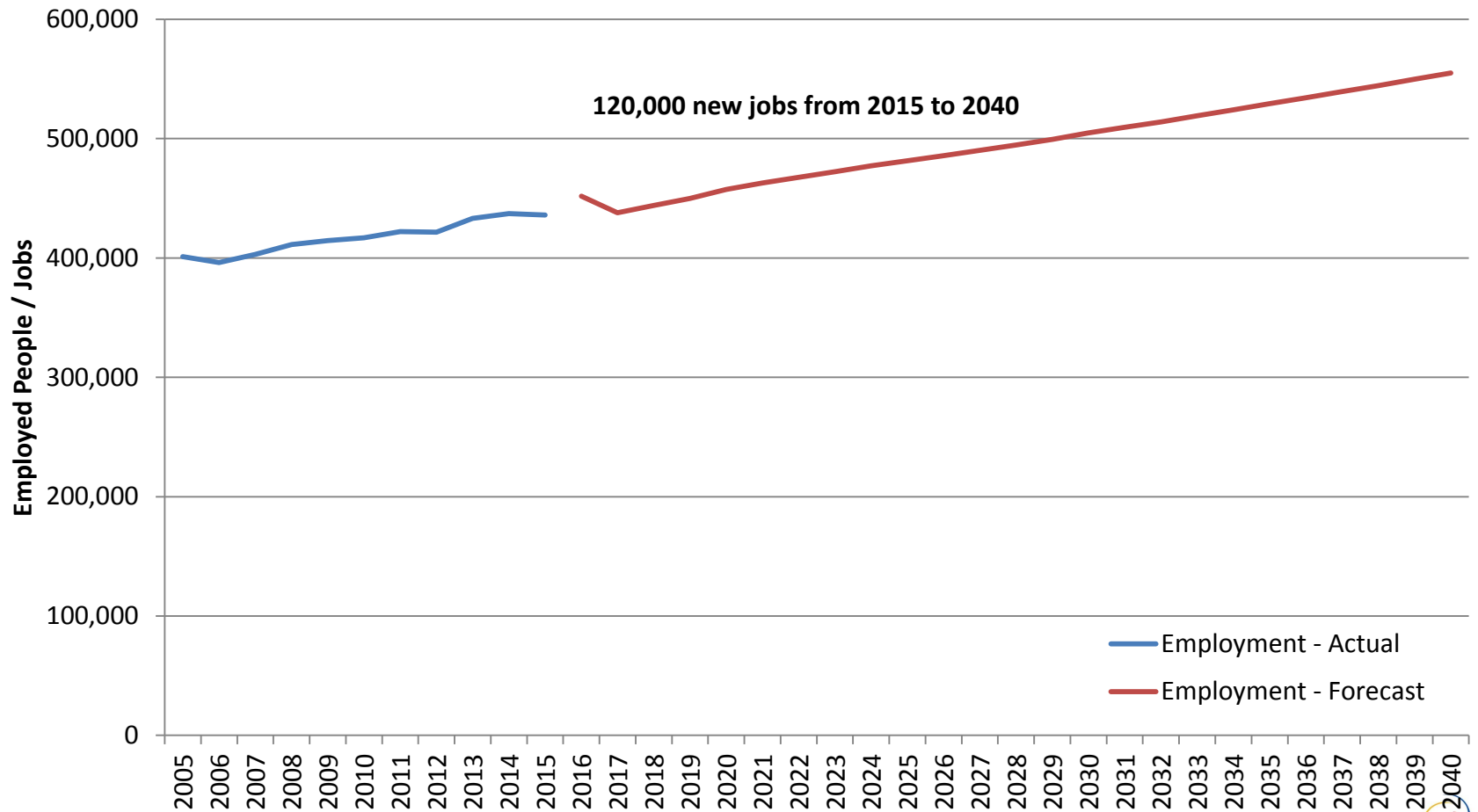
Consumer Price Index (2015 = 1.0)



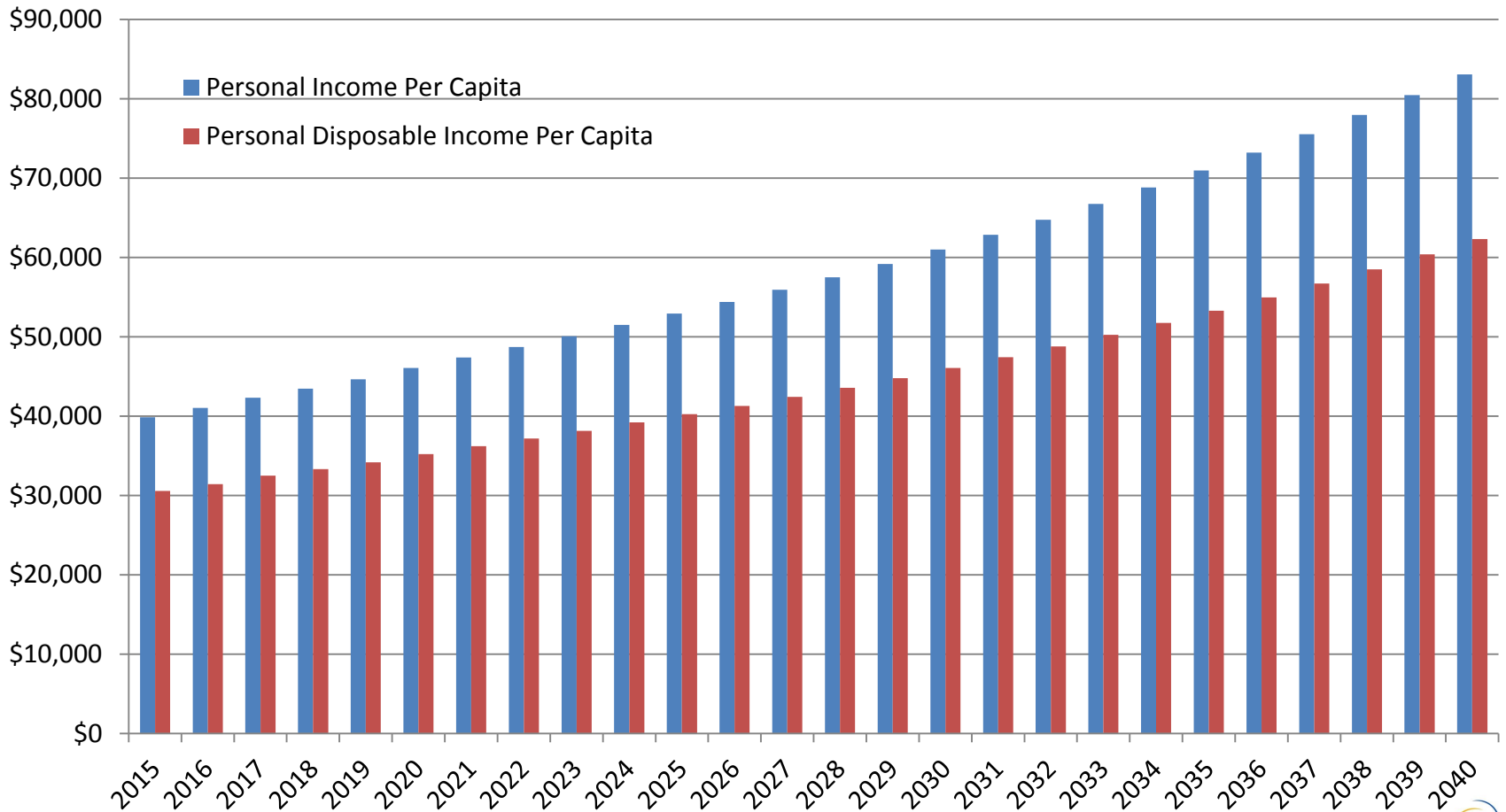
Unemployment Rate



Employment (CMA)



Personal Income (CMA)





CONCLUSION

Conclusion

- The population of the City of Winnipeg is expected to increase by over 200,000 people or around 8,100 per year.
- Population growth will be driven largely by continued international migration.
- These individuals will continue to seek housing, stabilizing in housing demand around 4000 units per year
- However the aging baby boomers and changing affordability of dwellings will result in more multiple dwellings being built than single-detached.
- Economically, real GDP will grow by around 2.1%
- Resulting in stable inflation, low unemployment and a doubling of income per capita.



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